# 50 Lower Pollet

St Peter Port, Guernsey

## Retail Premises

£23,000 per annum




| | | |
|---|---|---|
| Total Space<br>**315 Sq Ft** | Location<br>**Centrally Located** | Frontage<br>**Good** |
| Condition<br>**Shell** | Available<br>**Immediately** | Rent<br>**£23,000 per annum** |

50 Lower Pollet is a well positioned retail unit in the centre of St Peter Port. It is offered in a shell condition, ready for a tenant to fit out. The Lower Pollet has high footfall levels and is located close to the public car parks and the financial district.

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## LOCATION

50 Lower Pollet sits between Le Pollet and St Julian's Avenue, in a convenient location in the centre of St Peter Port's town centre.

Given its proximity to the central office district, the North Beach Car Park and the main retail pitch, it has excellent levels of footfall.

There is a mixture of national and independent retailers nearby and also a good mix of restaurants, bars and other hospitality related businesses.




## DESCRIPTION

50 Lower Pollet offers approximately 315 sq ft of accommodation located on the ground floor of the building.

It is currently split into two interconnected areas, which are offered in a shell condition ready for an incoming tenant to fit-out.

WC facilities are located to the rear of the unit and are shared with the neighbouring occupier.

## ACCOMMODATION

The premises is approximately 315 sq ft which comprises the following:-

| Description | Area (sq ft) |
|---|---|
| Front Retail Area | 200 |
| Rear Retail Area | 115 |
| **Total** | **315** |

## TENURE

Leasehold.
The premises is available to rent by way of a new lease direct with the landlord.

## RENT

The rent for the premises is £23,000 per annum.

In addition to the rent, the tenant will be responsible for paying the tax on real property, parish rates, building insurance and utilities relating to the premises.

## AVAILABILITY

The premises is available to rent immediately.

## LEGALS

All terms are subject to contract and the landlord's approval.
Each party is responsible for its own legal costs.

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# Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



## Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.



## Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

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